

MINUTES

MINUTES OF THE SPECIAL SESSION OF THE MAYOR AND COUNCIL OF THE CITY OF BISBEE, COUNTY OF COCHISE, AND STATE OF ARIZONA, HELD ON TUESDAY, JULY 28, 2026, AT 5:01 PM IN THE CITY OF BISBEE COUNCIL CHAMBERS, 118 ARIZONA STREET, BISBEE, ARIZONA, AND VIA ZOOM AT <https://us02web.zoom.us/j/82546382249>.

THE MEETING WAS CALLED TO ORDER BY MAYOR BUDGE AT 5:05PM.

ROLL CALL

COUNCIL

Councilmember Karen Schumacher, Ward I

Councilmember Pete Skinner, Ward II

Councilmember Trish Damon, Ward III

Mayor Ken Budge

Councilmember Anna Cline, Ward III, Mayor Pro Tempore Excused

Councilmember Mel Sowid, Ward II

Councilmember Cesilia C. Garcia, Ward I

STAFF

Ashlee Coronado, City Manager

Nina Williams, Acting City Clerk

Matthew Gurney, Public Works Director

CITY ATTORNEY

THE FOLLOWING ITEMS WERE DISCUSSED AND/OR CONSIDERED AT THESE MEETINGS:

1. Public Hearing and Discussion and Possible Approval of a Liquor License Application for the Warner Hotel located at 55 Angius Avenue, Bisbee, AZ; Kevin Cole Van Norman, Applicant.
Nina Williams, Acting City Clerk

Mayor Budge noted that the application was for a Series 11 liquor license for the Warner Hotel, located at 55 Angius Avenue, Bisbee, Arizona, with Kevin Cole Van Norman as the applicant. Mayor Budge also noted that the required posting period had been satisfied and invited the applicant to provide background before the public hearing was opened.

Kevin Cole Van Norman, owner of the Warner Hotel, addressed the Mayor and Council. He explained that the hotel was applying for a Series 11 liquor license and that a menu had been provided for the Council's review. He described the planned hours of alcohol service, stating that the latest hours on Fridays and Saturdays would be 8:00 or 9:00 PM, with weekday hours eventually expanding to 7:00 PM as operations develop—noting that the current weekday café hours are 7:00 AM to 3:00 PM. Mr. Van Norman highlighted a key operational rationale for the expanded hours: the café also functions as the hotel lobby, and keeping it open later would allow for smoother guest check-in. He explained that under the current setup, when the café closes, the hotel must rely on remote check-in, which presents challenges for a small operation. He assured the Council that all alcohol would remain within the café and hotel premises, with nothing served outside.

Mayor Budge opened the public hearing. He asked if anyone would like to speak in favor.

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- Renee Riksheim, who lives across from Earl's Café at the Warner Hotel, spoke in favor of the application, describing the owners as responsible, considerate, and responsive neighbors. She said the proposed hours were modest and community friendly and noted the Warner Hotel has been a positive addition to Bisbee's locally owned business community.
- Sheila Riley, who lives near the Warner Hotel, also spoke in favor, stating that the ownership has been considerate of the neighborhood and that expanded service would benefit local residents by providing an evening gathering place.

Mayor Budge asked if anyone would like to speak against. There were none.

Mayor Budge asked the City Clerk if any written correspondence had been received on this item. Ms. Williams responded no.

Mr. Van Norman stated that he had a letter in support of this item.

Ms. Williams read a letter of support from Frank Flanders and Chad Larson, whose residence was located directly adjacent to the Warner Hotel and Earl's Café. The letter stated that they had "never had a single complaint related to the operation of these businesses," that the owners, managers, and clientele had been "respectful of the neighborhood in every respect," and that they "wholeheartedly support the granting of a liquor license" based on their confidence that it would be managed responsibly.

Mayor Budge closed the public hearing.

Councilmember Skinner praised the Warner Hotel, calling it "a superb job" and "a wonderful company resident in the community." He also commended the menu and the use of Arizona-produced wine and beer.

Councilmember Sowid asked whether the listed hours referred only to liquor service. Mr. Van Norman confirmed the current plan was afternoon service, with possible morning offerings, such as mimosas, in the future. He added that the exact closing time was still being determined.

Councilmember Garcia asked whether Mr. Van Norman lived nearby, how the café would differ from existing bars, whether hotel and café operations would share staff, and who would respond to hotel issues during bar service. Mr. Van Norman confirmed he lives nearby, described the concept as a small café lounge rather than a bar, explained that hotel and café staff share responsibilities due to the operation's size and said routine issues are handled on-site while management responds to larger problems, with both managers living only minutes away.

Mayor Budge expressed strong support, stating he was pleased to see the Warner Hotel restored and had heard only positive feedback. He described the liquor license as a natural extension of the café's food service rather than the creation of another bar.

MOTION: Councilmember Skinner moved to approve the liquor license application for the Warner Hotel located at 55 Angius Avenue, Bisbee, Arizona, with Kevin Cole Van Norman as applicant.

SECOND: Councilmember Schumacher

MOTION PASSED: UNANIMOUSLY

2. Discussion and Possible Approval of an Intergovernmental Agreement with Cochise County for Election Supplies and Services for the General Election.

Ashlee Coronado, City Manager

Ms. Coronado explained that this Intergovernmental Agreement was substantively similar to one the Council had approved several months prior, but that this version was specific to the upcoming November General Election. She noted there was no change in pricing, with the cost remaining at 75 cents per registered voter. She clarified that the agreement would facilitate the conduct of the Home Rule election as well as the Charter Amendment measures on the November ballot.

MOTION: Councilmember Schumacher moved to approve the Intergovernmental Agreement with Cochise County for Election Supplies and Services for the General Election.

SECOND: Councilmember Garcia

MOTION PASSED: UNANIMOUSLY

3. Discussion and Possible Approval of Contract Amendment No. 2 with the Arizona Department of Corrections to add Parks and Public Works, which were inadvertently omitted from the renewal.
Matthew Gurney, Public Works Director

Mr. Gurney explained that a contract with the Arizona Department of Corrections had been approved earlier in the year, which covered inmate work crews operating out of the city garage. Because the parks and streets crews are also stationed at the city garage, Mr. Gurney had assumed they were included in the original agreement. He acknowledged that this assumption was incorrect, and that the oversight came to his attention upon his return from leave the previous day, when those crew members raised the issue. The purpose of Contract Amendment No. 2 was to formally add the parks and streets crews—described as vital to maintaining alleys, road edges, and the city cemetery—and to extend to them the same wage increase that had been applied to other covered crews under the original amendment, raising the rate from 50 cents to \$1.00 per hour.

Councilmember Damon asked whether the affected workers would receive back pay for the period during which the wage increase had not been applied to them.

Mr. Gurney responded that he did not anticipate the Arizona Department of Corrections would authorize retroactive payment, and that the wage correction would apply prospectively going forward.

MOTION: Councilmember Schumacher moved to approve Contract Amendment No. 2 with the Arizona Department of Corrections to add Parks and Public Works, which were inadvertently omitted from the renewal.

SECOND: Councilmember Garcia

MOTION PASSED: UNANIMOUSLY

4. Discussion and Possible Approval of Marsh Development Inc. Modification No. 1 for the Rehabilitation of the Fair Store Glass Sidewalks Project at 37 Main Street.
Matthew Gurney, Public Works Director

Mr. Gurney explained that unforeseen structural deficiencies were discovered during rehabilitation of the Fair Store glass sidewalk at 37 Main Street. Unreinforced and ungrouted CMU walls supporting the sidewalk were uncovered after the sidewalk panels were removed, conditions that could not have been identified during project design. Modification No. 1 was needed to repair the walls, maintain structural integrity, avoid delays, and complete the project safely.

Mr. Gurney also clarified that the \$8,776 modification would be paid from the project's approximately \$20,000 grant contingency fund, not the city's operating budget.

Councilmember Schumacher praised Marsh Development Inc. for its professionalism, communication, and positive working relationship with the neighborhood, city staff, and Public Works. Mr. Gurney agreed, stating the city was pleased with the contractor's performance.

Mayor Budge noted that the removed sidewalk panels were successfully transported intact for restoration and explained that the modification would reinforce the existing CMU walls with rebar and grout while adding new center support walls.

MOTION: Councilmember Schumacher moved to approve Marsh Development Inc. Modification No. 1 for the Rehabilitation of the Fair Store Glass Sidewalks Project at 37 Main Street.

SECOND: Councilmember Sowid

MOTION PASSED: UNANIMOUSLY

Mayor Budge announced that a press event would be held at 11:00 AM on Thursday at the overlook to mark the relighting of State Route 80 around the pit. He noted that the east end lighting had been completed and that the west end was expected to be finished within the next ten days and invited any interested parties to attend.

Mayor Budge stated that, as there was no further business before Council, this meeting was adjourned.

ADJOURNMENT: 5:31PM

Ken Budge, Mayor